

## Village of Peninsula Office of the Mayor

December 17, 2014

Environmental Management Support Inc.  
ATTN: Mrs. Edie Findeis Cromwell  
8601 Georgia Avenue, Suite 500  
Silver Spring, MD 20910  
Phone: 301-589-5318

RE: Brownfields Cleanup Grant Program  
Village of Peninsula, Ohio

Dear Mrs. Findeis:

The Village of Peninsula, Ohio is pleased to submit an application for grant funding under the FY 2015 Brownfield Cleanup Grant Program (EPA-OSWER-OBLR-14-08). The proposed project is the removal of asbestos at the former Peninsula Players building.

Required information is shown below:

- a. Applicant: Village of Peninsula  
1582 Main Street  
Peninsula, Ohio 44264
- b. Applicant DUNS No. 939100111
- c. Funding Requested:
  - o Grant Type Cleanup
  - o Federal Funds Requested: \$94,400
  - o Contamination: Hazardous Substances
- d. Location Village of Peninsula, Summit County, Ohio
- e. Property Information Peninsula Players Building  
1039 Main Street  
Peninsula, Ohio 44264
- f. Contacts
  - o Project Director Douglas G. Mayer

1582 Main Street P.O. Box 177 Peninsula, Ohio 44264  
Phone: (330)657-2151 Fax: (330)657-2372

330-657-2151  
peninsulaclerk@windstream.net  
1582 Main Street  
Peninsula, Ohio 44264

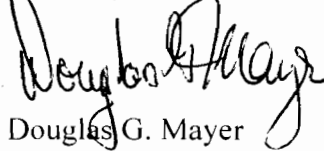
○ Chief Executive

Douglas G. Mayer, Mayor  
330-657-2151  
peninsulaclerk@windstream.net  
1582 Main Street  
Peninsula, Ohio 44264

g. Date Submitted	December 19, 2014
h. Project Period	July 1, 2015 – June 30, 2016
i. Population	564
j. Other Factors Checklist	Attached

Thank you for your consideration of this request.

Sincerely yours,



Douglas G. Mayer  
Mayor

**NARRATIVE PROPOSAL  
VILLAGE OF PENINSULA, OHIO  
PENINSULA PLAYERS BARN**

1. Community Need

a. Targeted Community and Brownfields

1) Targeted Community

The Village of Peninsula is in Summit County, Ohio. The Village, nestled within the Cuyahoga Valley National Park, is considered by some as the "heartbeat" of the park. The Village has a population of 564 (*2013 Census Data*). Approximately 54% of the property in the Village is within the boundaries of the Cuyahoga Valley National Park. For this reason, tourism is the primary economic activity in the Village.

The Village of Peninsula's main source of business is through family-oriented tourism. The Cuyahoga Valley Scenic Railroad brings 200,000 visitors annually to the Village. Our community is involved with and hosts several events with the Cuyahoga Valley National Park Service and the Conservancy for the Cuyahoga Valley National Park. The Cuyahoga Valley Scenic Railroad sponsors the "Thomas the Tank Engine", and "Polar Express" festivities. The "Thomas the Tank Engine" festivities produce more than 24,000 visitors during each event. The "Polar Express" festivities produce more than 40,000 visitors. The "Polar Express" event is usually 34-36 days long. Other events the Village hosts or is involved with include Ramp Up Peninsula, Plain Air, Python Day, Local Food Fest, Music on the Porches, and Christmas in Peninsula.

Businesses within the Village of Peninsula include Terry Lumber and Supply, General Die Casters, Winking Lizard Restaurant, and Fisher's Café.

The Village of Peninsula is the sole owner of the property known as the Peninsula Players Barn, located at 1039 Streetsboro Road (S.R. 303). The property is located along the eastern entrance to the Village.

2) Demographic Information

	Village of Peninsula	Summit County	State of Ohio	United States
Population	565	541,824	11,570,808	308,745,538 <sup>1</sup>
Unemployment	8.4%	4.8%	5.1%	6.7% <sup>2</sup>
Poverty Rate	3%	14.8%	15.4%	11.8% <sup>3</sup>
Percent Minority	1.6%	19.4%	17.3%	26.7%
Median Household Income	\$84,444	\$49,227	48,246	\$ 51.371 <sup>3</sup>
Housing Units	254	244,648	5,123,997	132,802,859

### 3) Brownfields

The Players Barn is located at 1039 Streetsboro Road in Peninsula, Ohio. The Players Barn was built in 1910 and remodeled with an addition in 1952. The property includes one above-ground structure comprised on two sections, a historic barn and the 1952 addition. The barn portion consists of a board and plank barn. The addition was renovated to accommodate a wide variety of building uses. The building was primarily used as a small classroom/meeting room and a small recording studio. The building was also used historically as a fine arts center and an antique store. No previous cleanup or remediation has been conducted as the property.

The Players Barn property was acquired by the Village of Peninsula through a quit claim deed on June 10, 1984 from Milton J. Garrett, President, and Edith M. Minne, Secretary, of the Peninsula Players, Inc. The Village of Peninsula has been the sole owner of the property since 1984.

The ultimate goal for this property is to remediate the existing asbestos issues, then trade the land to the National Park Service so that the barn can be returned to its original configuration and be used as a barn for the adjacent Trapp Family Farm site. In return, the National Park Service would transfer existing NPS land to the Village of Peninsula for development of a sewer treatment plant for the Village.

### 4) Cumulative Environmental Issues

High traffic volumes on State Route 303 create substantial congestion and related effects during high volume periods. An Ohio Department of Transportation (ODOT) study calculated the vehicle traffic on Main Street at 8,480 cars daily, but volumes are much higher on peak days. Main Street is also known as State Route 303 and West Streetsboro Road.

#### b. Impacts on Targeted Community

For many years, the Player's Barn served a significant function as an entertainment venue for plays, and later as a retail store. However, the activities that were supported in the 1980s and 1990s are no longer viable, and the barn has, as indicated by the Countrywide Conservancy, become "both an eyesore and an environmental/health hazard." The barn is located adjacent to State Route 303, a major thoroughfare used by Cuyahoga Valley National Park visitors. By removing the asbestos and turning the property over to the Park Service, the building can be returned to its original function as a historic barn.

The proposed project will remove an environmental health hazard – but it also does much more. The total impacts of this project will include:

- Elimination of the environmental/health hazard posed by the asbestos in the structure;
- Preservation of an historic structure by returning the structure to its original use;

- Support of ongoing desired agricultural use in the Cuyahoga Valley National Park, in conformance with the long-term plans of the National Park Service; and
- Facilitation of the needed development of a centralized sanitary sewer system in the Village of Peninsula, thereby encouraging economic growth in the Village and protecting Cuyahoga River water quality.

#### c. Financial Need

##### 1) Economic Conditions

The Village of Peninsula's economic climate has been difficult due to the lack of wastewater treatment within the downtown area. Because of the lack of central sewers, several businesses are closed and more are moving. The business known as General Die Casters, located at 6212 Akron Peninsula Road, is moving the majority of their facility to Twinsburg, Ohio by spring of 2015. The Woodridge Intermediate School has expressed that their move from Peninsula was due to an outdated and overloaded septic facility. Numerous businesses remain empty until a solution to the wastewater treatment problem within the Village is identified.

The Village has developed an innovative approach to address the problem. The solution proposed is to remediate the barn and then trade/swap the property for property that could be utilized to build a treatment facility. The Cuyahoga Valley National Park Service has tentatively agreed to this option if the barn can be remediated - but only if the barn is remediated (see letter in Attachment C). The adjoining farm, The Trapp Family Farm, would utilize the barn as a stable and storage facility, but only if the asbestos is removed.

##### 2) Economic Effects of Brownfields

The Village has incurred economic distress due to the unavailability of wastewater treatment. Located within the Cuyahoga Valley National Park System but separate as a local government, options for land to build a facility are rare. Removal of asbestos from within the barn would provide an opportunity for the Village's local government to negotiate and secure property for a wastewater treatment facility. Tax base for the Village has decreased and will continue to decrease as businesses leave for lack of a wastewater treatment facility. Property values have decreased due to the lack of wastewater treatment capabilities.

The barn itself has been vacant for at least 10 years and has had limited use for the last 25 years. The property is considered as a blighting influence along the east entrance into the Village. This is an unusual project – but it is a project that would provide so many benefits at relatively small cost.

## 2. Project Description and Feasibility of Success

### a. Project Description

## 1) Existing Conditions

In 2009, the Ohio EPA Division of Emergency and Remedial Response hired Tetra Tech to perform an asbestos inspection of the Peninsula Players Barn structure. According to Tetra Tech's findings, the Players Barn had 4,173 square feet of "cement board" that was asbestos containing material (ACM) and six fire doors that were presumed to be ACM.

On March 17, 2014, Partners Environmental and an ACM abatement contractor visited the site to field verify the Tetra Tech findings. The site visit confirmed the transite and fire door quantities. In addition, as a result of this field visit and lab results, it was determined that there was approximately 14,000 square feet of drywall/joint compound containing trace amounts of asbestos. Six windows containing asbestos containing materials were also observed.

## 2) Proposed Cleanup Plan

As recommended in the Assessment of Brownfields Cleanup Alternatives (ABCA) report completed by Partners Environmental, the Village will contract to have the asbestos containing materials and materials with trace amounts of asbestos removed from the Peninsula Players barn structure. This plan would allow for the planned use of the property as a barn, while eliminating the need for ACM regulations to be imposed on future workers conducting renovation activities. The work would include removal of 4,300 square feet of transite paneling located behind the plaster walls, six PACM fire doors, six ACM windows, and 14,000 square feet of plaster from walls and ceilings containing trace amounts of asbestos.

The Village of Peninsula will work closely with the U.S. EPA to ensure the cleanup protects human health and the environment. The Village of Peninsula will ensure that any and all licensed contractors performing the cleanup activities meet the approved cleanup plan and consider public health issues, such as odors, fugitive dust, traffic control and erosion control. During the site activities, measures to protect the public will be required from any and all contractors performing work at the site. These measure will include dust and air monitoring if intrusive activities are involved. Signs and fencing will be utilized as additional public safety measures.

## b. Task Description and Budget Table

Tasks supported by the grant will include:

- Task 1 – ACM Abatement Specifications (\$7,500)
- Task 2 – ACM Removal Contractor (\$95,500)
- Task 3 – Oversight and Testing (\$15,000)

<b>Budget Categories</b>				
(programmatic costs only)	Task 1	Task 2	Task 3	Total
Personnel				0
Fringe Benefits				0
Travel				0
Equipment				0
Supplies				0
Contractual	\$7,500	\$95,500	\$15,000	\$118,000
Other (specify) _____				0
<b>Total Federal Funding (Not to exceed \$200,000)</b>	<b>\$6,000</b>	<b>\$76,400</b>	<b>\$12,000</b>	<b>\$94,400</b>
Cost Share	\$1,500	\$19,100	\$3,000	\$23,600
<b>Total Budget</b>	<b>\$7,500</b>	<b>\$95,500</b>	<b>\$15,000</b>	<b>\$118,000</b>

c. Ability to Leverage

The Village of Peninsula will provide the 20% local match required for this project.

3. Community Engagement and Partnerships

a. Plan for Involving Targeted Community and Other Stakeholders, and Communicating Project Progress

The Village of Peninsula has held several public meetings addressing concerns of the residents and local businesses. Most of the comments received have been positive toward the removal of asbestos and revitalization of the barn. The Village Planning Commission reviewed, commented, and updated the grant application submission during their November 25, 2014 meeting. This Planning Commission meeting was held at 6:00 pm at the Village Hall, posted and attended by the public.

b. Partnerships With Government Agencies

On October 9, 2014, the Superintendent of the Cuyahoga Valley National Park provided a letter indicating support for the project, and further stating that "The structure is of cultural value to the area and contributes to the rural scene that the park is working to preserve along this popular roadway. The National Park Service is interested in securing ownership of this structure returning it to its active farm use. The proposed remediation of the asbestos currently present in this structure would facilitate this effort." A copy of this letter is included in Attachment C.

The Peninsula Players site is currently zoned as "Conservation Recreation" under the Village zoning ordinance, so current zoning is appropriate for the proposed transfer to the National Park District.

c. Partnerships With Community Organizations

Letters of support have been received from the Countryside Conservancy, the Conservancy for Cuyahoga Valley National Park, Explore Peninsula, Ohio & Erie Canalway Coalition, and the Village of Peninsula Planning Commission. These letters are included in Attachment C.

4. Project Benefits

a. Health and/or Welfare and Environment

1) Health and/or Welfare Benefits

The immediate and direct health and welfare benefit of the project will be the elimination of the asbestos contamination of the Peninsula Players building. The asbestos removal will allow the structure to be returned to its original use as an agricultural structure. The workers doing additional renovation work and future agricultural workers will not be exposed to the asbestos contamination.

2) Environmental Benefits

The proposed project will remove an environmental health hazard – but it also does much more. The total impacts of this project will include:

- Elimination of the environmental/health hazard posed by the asbestos in the structure, protecting workers from contamination;
- Preservation of an historic structure by returning the structure to its original use;
- Support of ongoing desired agricultural use in the Cuyahoga Valley National Park; and
- Facilitation of the needed development of a centralized sanitary sewer system in the Village of Peninsula, thereby encouraging economic growth in the Village and protecting Cuyahoga River water quality.

b. Environmental Benefits From Infrastructure Reuse/Sustainable Reuse

1) Planning, Policies or Other Tools

The Village of Peninsula is unique in the State of Ohio – it is a Village that is located in the middle of a National Park. For that reason, the Village has a special concern for fostering and implementing sustainable redevelopment practices. One example is the Village's establishment of a single stream recycling program. An even more direct example is this proposed project – an innovative approach to address multiple problems and achieve multiple goals, including removal of an environmental hazard, elimination of blight, fostering preservation of cultural resources, encouraging agricultural use,



promoting long-term economic development, and protection critical water quality resources.

## 2) Integrating Equitable Development or Livability Principles

The proposed project is an excellent example of a project that incorporates livability principles into the revitalization of a brownfield site. In the words of the Conservancy for Cuyahoga Valley National Park, "It is critical to remove asbestos in order for the barn to be returned to a much needed use: service for the working farmlands surrounding the barn. We applaud the Village of Peninsula for its innovative solution to two problems, one being the need for an up-to-date waste water treatment facility and the second being to preserve a historic barn by returning it to its original farmstead. The proposed land swap is a creative way to meet a multitude of needs."

### c. Economic and Community Benefits

#### 1) Economic or Other Benefits

As indicated previously, the project has substantial benefits beyond the removal of the asbestos contamination, including:

- Preservation of an historic structure by returning the structure to its original use;
- Support of ongoing desired agricultural use in the Cuyahoga Valley National Park, in conformance with the long-term plans of the National Park Service;
- Facilitation of the needed development of a centralized sanitary sewer system in the Village of Peninsula, thereby encouraging economic growth in the Village and protecting Cuyahoga River water quality.

#### 2) Job Creation: Partnerships with Workforce Development Programs

Not applicable.

## 5. Programmatic Capability and Past Performance

### a. Programmatic Capability

The Village of Peninsula has the experience and knowledge available to its administration through its administration, local organizations, and a recently hired consulting engineering firm. On staff, the Village Administration consists of the Mayor, the Fiscal Officer, Council members, a Clerk/Zoning Inspector, assistant to the Fiscal Officer a Solicitor, the Planning Commission membership, and the collaborative members of the National Park Service, local businesses, Peninsula Foundation, and the Peninsula Chamber of Commerce. The Village engineering consultant, ms consultants, inc., has a long history of completing government funded projects, asbestos evaluations, and managing asbestos removal projects.

b. Audit Findings

The Village of Peninsula has had no adverse audit findings.

c. Past Performance and Accomplishments

1) Currently or Has Ever Received an EPA Brownfields Grant

The Village of Peninsula has never received an EPA Brownfield Grant.

2) Has Not Received an EPA Brownfields Grant But Has Received Other Federal or Non-Federal Assistance Agreements

The Fiscal Office is and has been responsible for grant administration on federally funded projects. Grants received from the National Park Service have been administered appropriately. Recent projects include:

- Akron Peninsula Road North – resurface ‘chip & seal’ (NTE \$36,000)
- Main Street – guardrail/bridge repair (NTE \$16,996)

3) Has Never Received Any Type of Federal or Non-Federal Assistance Agreements

Not applicable.

### Appendix 3 Cleanup Other Factors Checklist

Name of Applicant: VILLAGE OF PENINSULA

Please identify (with an X) which if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the evaluation process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<input checked="" type="checkbox"/> Community population is 10,000 or less.	1
<input type="checkbox"/> Federally recognized Indian tribe.	
<input type="checkbox"/> United States territory.	
<input type="checkbox"/> Applicant will assist a Tribe or territory.	
<input type="checkbox"/> Targeted brownfield sites are impacted by mine-scarred land.	
<input type="checkbox"/> Targeted brownfield sites are contaminated with controlled substances.	
<input type="checkbox"/> Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress.	
<input type="checkbox"/> Community is implementing green remediation plans.	
<input type="checkbox"/> Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
<input type="checkbox"/> Community experienced manufacturing plant/power plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant/power plant closures due to bankruptcy or economic disruptions.	
<input type="checkbox"/> Recent (2008 or later) significant economic disruption ( <u>unrelated</u> to a natural disaster or manufacturing/auto plant/power plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
<input type="checkbox"/> Applicant is one of the 12 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrates either designation as one of the 12 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. A core partner/implementation strategy party is a local partner organization/jurisdiction that will carry out the proposed strategy, as demonstrated in letters of commitment or memoranda of understanding which documents their	

	contributions, roles, and responsibilities to the partnership. EDA may provide to EPA a list of the core partners/implementation strategy parties for each of the 12 “manufacturing community” designees, which EPA would use to verify this other factor.	
	Applicant will serve an area designated as a federal, state, or local Empowerment Zone or Renewal Community. To be considered, <b>applicant must attach documentation</b> which demonstrates this current designation.	
	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, <b>applicant must attach documentation.</b>	
	Applicant is a HUD Promise Zone community. To be considered, <b>applicant must attach documentation.</b>	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

## ATTACHMENTS

	Attachment	Description
A	Threshold Documentation	Threshold Criteria Attachment
B	Letter from State Environmental Authority	OEPA Letter Dated 11/21/14
C	Letters of Commitment	National Park Service Letter, 10/9/14 Countrywide Conservancy Letter, 11/6/14 Conservancy for Cuyahoga Valley National Park Letter, 11/21/14
D	Documentation Indicating that Leverage Funds are Committed to the Project	Not Applicable
E	Documentation of Community Notification	Copy of Newspaper Notice Copy of Website Notice
F	Draft Analysis of Brownfields Cleanup Alternatives (ABCA)	Copy of Report by Partners Environmental
G	Documentation of Non-Profit Status	Not Applicable
H	Documentation of Applicant Eligibility if Other Than City, County, State or Tribe	Not Applicable
I	Justification of Cleanup Cost-Share Waiver	Not Applicable
J	Property-Specific Determination Request	USEPA Letter dated 11/6/14
K	Petroleum Eligibility Determination Information	Not Applicable

**Attachment A**  
**Threshold Documentation**

## **VILLAGE OF PENINSULA THRESHOLD CRITERIA ATTACHMENT**

### **Site Eligibility:**

Site eligibility was verified with Karla Auker, US EPA. The site, 1039 Main Street (West Streetsboro Road) is eligible for U.S. EPA Brownfields Cleanup funding because of the hazardous substance, asbestos, located within the building known as the barn. No hazardous substance, asbestos, has been released into the environment. The asbestos has been contained within the structure.

### **Eligible Entity:**

The Village of Peninsula is an eligible applicant because the Village of Peninsula is a municipal government. CERCLA does not apply as the Village is not considered a responsible party. A November 6, 2014 letter from Karla Auker, U.S. EPA was obtained to verify eligibility.

### **Site ownership:**

The Village of Peninsula is the sole owner of the property, the barn, located at 1039 Main Street (West Streetsboro Road), Peninsula, Ohio, 44264 since June 10, 1984.

### **Letter from State Environmental Authority:**

Letter dated November 21, 2014 was received from Amy Yersavich, Manager, Ohio EPA, verifying support of the grant proposal.

### **Basic Site Information:**

Address: 1039 Main Street (West Streetsboro Road)  
Peninsula OH 44264  
Owner: Village of Peninsula (local government)

### **Status and History of the contamination:**

The site was contaminated with asbestos by previous owners, the Peninsula Players, Inc., a theatre group. During a renovation of the barn to comply with the needs of the Peninsula Players, acoustical sound boards and stage were installed. Asbestos on the property includes 4,300 square feet of transite paneling behind the plaster walls, six fire doors, six windows, and 14,000 square feet of plaster from walls and ceilings containing trace amounts of asbestos.

### **Site ineligible for funding:**

The site is not listed or proposed for listing on the National Priorities list, not subject to unilateral administrative orders and not subject to the jurisdiction of the U.S. government.

### **Site requiring a property specific determination:**

The site is not subject to property-specific determination.

### **Environmental Assessment Required for Cleanup Proposals:**

The site has been characterized in two reports:

ABCA study  
2009 Assessment

**CERCLA Liability:**

The Village is not potentially liable for contamination at the site under CERCLA 107 can affirm that is the current owner and has not conducted any activities on the site other than to conduct the ABCA. The Village took ownership in 1984 through a quit claim deed. The Village was not the owner or operator that accepted the hazardous substance, asbestos.

**Enforcement or other Actions:**

There are no ongoing or anticipated environmental enforcement or other actions related to the brownfield site for which funding is sought.

**Information on Liability and Defenses/Protections:**

Information on Property Acquisition - The Peninsula Players, Inc quit claim deeded the property to the Village of Peninsula, a local government, on June 10, 1984. The Village of Peninsula is the sole owner of the property. There were no familial, contractual, corporate or financial relationships or affiliations with the prior owners.

Timing and/or Contribution Toward Hazardous Substances - All site activities that would have contributed to environmental impacts occurred prior to the Village's ownership. The Village did not cause any of the contamination as it never operated at the site – the Village only accepted a vacant, blighted site for tax purposes and redevelopment. The Village has not, at any time, arranged for the disposal of the hazardous substance, asbestos, at the site.

Pre-Purchase Inquiry - The Village had no assessments performed at the site until 2007 when the Village Engineer provided an assessment and 2009 when Tetra Tech performed an Asbestos Inspection Report.

Post-Acquisition Uses - The Village of Peninsula has held the land and monitored the site for trespassing. There have been no activities other than the Assessments since 2005. The Village has not used the site or had anyone else use the site since then.

**Continuing Obligations:**

The Village has only dealt with vacant building expenses. The Village monitors the site in case there are trespassers or others misusing the site. No dumping or other activities have been noticed. The Village will continue its commitment to comply with all land use restrictions and institutional controls (none to date), assist and cooperate with those performing cleanup including access (self performing), comply with all information requests, and provide all legally required notices.

**Cleanup Oversight and Oversight Structure**

The Village of Peninsula will perform procurement procedures in according with state and local laws for contract selection. The Village of Peninsula will perform contract administration duties which will include the use of the Village Engineer. No participation will be made by the Village officials, administration, or agent to assist with the procurement of a contract whereby a conflict of interest is apparent or perceived.



The Village of Peninsula will work closely with the U.S. EPA to ensure the cleanup is protective of human health and the environment. The Village of Peninsula will ensure that any and all licensed contractors performing the cleanup activities meet the approved cleanup plan and consider public health issues, such as odors, fugitive dust, traffic control and erosion control. During the site activities, measures to protect the public will be required from any and all contractors performing work at the site. These measure will include dust and air monitoring if intrusive activities are involved. Signs and fencing will be utilized as additional public safety measures. To maintain public awareness all documents and updates will be submitted to the Village of Peninsula Council by the Mayor's office for discussion during open meetings.

**Cost Share:**

The Village of Peninsula will provide the 20% local match. The Cuyahoga Valley National Park Service has indicated that it would assist with finding donors/contributors for the 20% cost of the remediation as the Cuyahoga Valley National Park Service has an expressed interest in the property.

**Community Notification:**

The Village of Peninsula's community engagement has included an announcement within a local newspaper, *The West Side Leader*, published November 20, 2014 which read: "The Village of Peninsula hereby invites Public Comment on a draft application for U.S. EPA Brownfields Cleanup Grant for the Peninsula Players Barn. This cleanup grant will target the parcel 1039 Main Street (West Streetsboro Road) which is owned by the Village of Peninsula. The grant is estimated at \$200,000. Historical information regarding the Players Barn is available and located at the Village Hall 1582 Main Street, Peninsula, Ohio 44264. A Public Meeting will be held **November 25th at 6:00 pm.** at the Village Hall 1582 Main Street, Peninsula, OH 44264 to review and receive comments regarding the proposal. The Draft ABCA is not yet available but expected after December 1, 2014. A draft version of the application and ABCA (After December 1, 2014) will be available as requested through the Office of Fiscal Officer, Village of Peninsula, 1582 Main Street, Peninsula, Ohio 44264, phone 330-657-2151. By: John Stiegel, Fiscal Officer, Village of Peninsula, 1582 Main Street, Peninsula, Ohio 44264.

The Village also held another public meeting to view and comment on the application on December 8, 2014 at 6:00 pm. This meeting was scheduled just prior to the Council meeting in hopes of receiving further public comment.

**Attachment B**  
**Letter From State Environmental Authority**



John R. Kasich, Governor  
Mary Taylor, Lt. Governor  
Craig W. Butler, Director

November 21, 2014

U.S. Environmental Protection Agency, Region 5  
Brownfields/NPL Reuse Section  
ATTN: Brad Bradley and Romona Smith  
77 West Jackson Blvd., Mail Code SM-7J  
Chicago, IL 60604-3507

**RE: Village of Peninsula Cleanup Grant Proposal**

Dear Mr. Bradley and Ms. Smith:

I am pleased to offer Ohio EPA's support for the Village of Peninsula Cleanup Grant Proposal. We have worked with the Village of Peninsula in the past and hope to be able to provide support to the Village of Peninsula under the Assessment, Cleanup and Revolving Loan Fund Grant program established by the Small Business Liability Relief and Brownfield Revitalization Act (P.L. 107-118).

The funding the Village of Peninsula is requesting under their cleanup grant proposal will be used for the remediation of asbestos from the structure known as the Players Barn. If this funding is awarded, the benefits of remediating asbestos at this site would include, the removal of accidental harm to a neighboring farm, the opportunity to create a land agreement with the National Park Service, a chance to acquire desired land for a wastewater treatment facility, increased public safety, and increased tourism.

We look forward to working with the Village of Peninsula and U.S. EPA on this project. If you have any questions, please do not hesitate to contact me at 614-644-2285.

Sincerely,

A handwritten signature in black ink, appearing to read "Amy Yersavich". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Amy Yersavich, Manager  
Ohio Environmental Protection Agency  
Site Assistance and Brownfield Revitalization

cc: Douglas G. Mayer, Mayor, Village of Peninsula  
Rod Beals, Ohio EPA, DERR/NEDO  
Nancy Zikmanis, Ohio EPA, DERR/NEDO

50 West Town Street • Suite 700 • P.O. Box 1049 • Columbus, OH 43216-1049  
[www.epa.ohio.gov](http://www.epa.ohio.gov) • (614) 644-3020 • (614) 644-3184 (fax)

**Attachment C**  
**Letters of Commitment**



United States Department of the Interior  
NATIONAL PARK SERVICE  
Cuyahoga Valley National Park  
15610 Vaughn Road  
Brecksville, Ohio 44141-3097

IN REPLY REFER TO:  
A3823

October 9, 2014

The Honorable Douglas G. Mayer,  
Mayor, Village of Peninsula  
1582 Main Street  
Peninsula Ohio 44264

Ref: Players Barn

Dear Mayor Mayer,

Cuyahoga Valley National Park supports the Village of Peninsula's effort to secure funding to plan for and execute the removal of asbestos from the structure located at 1039 Main Street (a.k.a. West Streetsboro Road), Peninsula, Ohio. This is the same structure that is commonly known as the Player's Barn.

This structure is of cultural value to the area and contributes to the rural scene that the park is working to preserve along this popular roadway. The National Park Service is interested in securing ownership of this structure returning it to active farm use. The proposed remediation of the asbestos currently present in this structure would facilitate this effort.

Sincerely,

Craig Kenkel  
Superintendent



Connecting people, food and land

November 6, 2014

Douglas G. Mayer  
Mayor, Village of Peninsula  
1582 Main Street  
Peninsula, OH 44265

Dear Mayor Mayer:

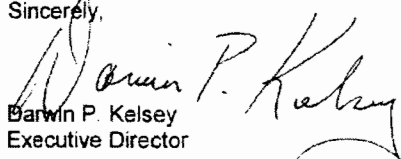
The Countryside Conservancy strongly supports the Village of Peninsula's effort to secure funding to remove the large quantities of hazardous asbestos installed during the 1980s in the big barn on State Route 303, just east of the Village. Known for many years as the "Players Barn", it long held a high public profile as a sales and theater venue.

Originally part of the adjoining "Holland Farm", the barn was acquired by Peninsula after that farm ceased to function – and it did serve a useful function for Village residents and visitors for a time. But the activities it supported in the 1980s and 1990s are no longer viable – and the barn has become both an eyesore and an environmental/health hazard.

Moreover, the National Park Service has now rehabilitated and leased the adjoining farm – and, if properly salvaged, the barn could once again become a useful part of the farm operation. Indeed it could serve a very public purpose as a sales/education facility for the new "Trapp Family Farm".

We encourage you to secure funding to remove the barn's asbestos hazard – and to incorporate the barn site in land swap discussions now in progress with CVNP. It is an opportunity to both enhance public safety, and to enhance the beauty of the landscape, at the Village's most high profile entrance.

Sincerely,

  
Darwin P. Kelsey  
Executive Director

2179 Everett Rd., Peninsula, OH 44264

1.202.557.1642

1.502.637.0190

CV.COUNTRYSIDE.ORG

# CONSERVANCY

for CUYAHOGA VALLEY NATIONAL PARK

November 21, 2014

Mayor Douglas G. Mayer  
Village of Peninsula  
1582 Main Street  
P.O. Box 177  
Peninsula, OH 44364

Dear Mayor Mayer,

The Conservancy for Cuyahoga Valley National Park serves as the friends group for our national park and represents the voice of the community in park matters as well as raises funds and operates a variety of education and visitor service activities. The Village of Peninsula is important to the success of the national park and we are committed to helping make it a great place to live and to serve our park's visitors. On behalf of our 3,500 members, I am writing to support the Village's plans to obtain funds in support of asbestos abatement at the Village owned barn located on Main Street.

It is critical to remove asbestos in order for the barn to be returned to a much needed use: service for the working farmlands surrounding the barn. We applaud the Village of Peninsula for its innovative solution to two problems, one being the need for an up-to-date waste water treatment facility and the second being to preserve a historic barn by returning it to its original farmstead. The proposed land swap is a creative way to meet a multitude of needs.

We strongly encourage the U.S. Environmental Protection Agency to support the Village through its brownfield clean up grant funds. The Village of Peninsula is modeling best practices in historic preservation, protection of the Cuyahoga River and support for local agriculture. We appreciate the partnership that we share with the Village in creating economic development opportunities while preserving the unique land and water resources of the Cuyahoga Valley.

Sincerely,



Deb Yandala  
CEO



December 3, 2014

Douglas G. Mayer  
Mayor, Village of Peninsula  
1582 Main Street  
Peninsula, Ohio 44264

Dear Mayor Mayer:

The Board of Trustees of the Peninsula Area Chamber of Commerce support the Village of Peninsula's efforts to secure funding to remove the asbestos hazard from the "Player's Barn" on State Route 303.

Removal of the asbestos material from the structure will eliminate a potential health and environmental hazard in the village. Additionally hazard remediation will improve the intrinsic value of the property.

Healthy, desirable properties improve the quality of life in our community. In turn the village is better suited to attract the businesses, residents and visitors that are the lifeblood of our community.

Sincerely,

Chanah Spencer

Jason Klein

Diane Seskes

Christopher Weigand

Karen Walters (abstained)





## Ohio & Erie Canalway Coalition

November 24, 2014

Honorable Douglas G. Mayer  
Mayor  
Village of Peninsula  
1582 Main Street  
Peninsula, Ohio  
44264

Re: USEPA Brownfield Grant Application

Dear Mayor Mayer:

On behalf of Ohio & Erie Canalway Coalition, I support the Village of Peninsula's application for US EPA Brownfield Clean Up grant funds for the Century Barn located at 1039 Main Street. The Century Barn is an important historic resource and representative of the agricultural legacy in the Cuyahoga Valley.

We strongly support your efforts for the revitalization of the historic Century Barn. Working in partnership with Cuyahoga Valley National Park and the Countryside Conservancy, you are bringing new life to the Century Barn and stimulating community and economic development.

Our organization strongly supports The Village of Peninsula's brownfield reuse initiative. We look forward to working with you on this important community project.

Sincerely,

Daniel M. Rice  
President and Chief Executive Officer





## Village of Peninsula Planning Commission

December 6, 2014

Village of Peninsula Council  
1582 Main Street  
Peninsula Ohio 44264

Dear Council Members:

The Village of Peninsula Planning Commission met on Saturday, December 6, 2014 at 9:30 am to discuss the proposal for application to the US EPA Brownfields Cleanup Grant.

A unanimous decision was made to support the effort to remediate the Players Barn of asbestos and move forward with the US EPA Brownfields Cleanup Grant application.

As the Planning Commission supports the effort a recommendation to Council is now made that the application be put forth to the US EPA.

Planning Commission Members:

Lawrence Milhoun

Michael Matusz

Douglas Mayer

1582 Main Street \* P.O. Box 117 \* Peninsula, Ohio 44264  
(330)657-2151 \* (330)657-2372 FAX

**Attachment D**  
**Documentation Indicating That Leveraged Funds Are Committed to the Project**

**Attachment E**  
**Documentation of Community Notification**

Information, the following is open to the public:

Sue Schultz  
Zoning Inspector

### PUBLIC NOTICE

The Village of Peninsula hereby invites Public Comment on a draft application for U.S. EPA Brownfields Cleanup Grant for the Peninsula Players Barn. This cleanup grant will target the parcel 1039 Main Street (West Streetsboro Road) which is owned by the Village of Peninsula. The grant is estimated at \$200,000. Historical information regarding the Players Barn is available and located at the Village Hall 1582 Main Street, Peninsula, Ohio 44264.

A Public Meeting will be held November 25th at 6:00 pm. at the Village Hall, 1582 Main Street, Peninsula, Ohio, 44264 to review and receive comments regarding the proposal. The Draft ABCA is not yet available but expected after December 1, 2014. A draft version of the application and ABCA (after December 1, 2014) will be available as requested through the Office of the Fiscal Officer, Village of Peninsula, 1582 Main Street, Peninsula, Ohio 44264, phone: 330-657-2714.

By: John Stiegel, Fiscal Officer  
Village of Peninsula  
1582 Main Street  
Peninsula, OH 44264

### COMMUNITY BULLETIN BOARD

Medina Flea Market  
November 23  
Medina County Community  
Center on the Fairgrounds.  
\$15/per spot  
735 Lafayette Rd.  
(State Rt. 42)  
330-948-4390

Craft & Vendor Show  
Angel Arcenis Preschool  
4130 West Streetsboro Road  
Richfield, OH  
See Holiday Treasures Pg 35

Kingsbury Trace Recreation  
Association Holiday Shopping Event  
3840 Stonebridge Blvd. Copley  
Sunday, December 7th  
12:00pm-4:00pm.

Drive, Akron, Ohio 44312. The vehicles may be viewed at the above location one week before the sale date. There will be no reserve on the vehicles. The Bath Township Board of Trustees reserves the right to reject any and all bids.

This notice meets the requirements under O.R.C. Code §505.10. Please direct questions to Chief McNeely at 330-666-4007. Publication of this auction may also be found on Bath Township's website: [www.bathtownship.org](http://www.bathtownship.org).

### ESTATE/ TAG SALES

Please see PIER & CO. ad on page 44

Please see JIM THOMAS ad on page 44

Please see WALKER  
LIQUIDATING ad on page 44

Vaughn Morrison Hoarder/  
Retirement Sale  
Saturday & Sunday  
November 22-23  
9am-4pm  
277 Crosby Street 44303

Antiques, collectibles, Christmas items, Akron history including Dodies Restaurant of Highland Square including Dodies clock, large framed photo, Roseville vases, framed art including John Sokol, mahogany table, cookbooks, Floca rug, 2 gas log inserts, N.I.B. Eden Pure heater, pressure cookers, canners, fireplace mantels, Arhaus overstuffed sofa with matching chair (tightly dry cleaned), crystal chandelier, industrial meat slicer, antique windows, old and antique architectural items, canning jars, lite fixtures, kerosene heaters, salon equipment, Westinghouse roasters, bookcases, kitchen items, Porter cable shop vac, twin & double headboards, kitchen items & more, butcher block, table, French style sink and cabinet sink, 1990 Mercedes 300SE.

All items priced to sell!  
Too much to list.  
See full ad on Craigslist with photos. NO EARLY SALES!  
CASH ONLY

Walnut Drop-Front Secretary with matching Chair, Mahogany carved armchair, Red Leather Club Chairs, Highly Carved Side Tables, Oval Cherry Drop-Leaf Coffee Table with Cabriole legs; Centennial Handkerchief table; Knob Creek Butler's table; Marquetry Buffet; Executive desk; Pennsylvania House Dresser; Crawford Furniture Bedroom Set; Pr. Bombe Nightstands; Superior Furniture Co. Jewelry Armoire; Queen Brass Bed, Frontgate Spa Bench; Mid-Century Modern Bar with Sub Zero Mini Fridge; Wrought Iron Florida Room Furniture including Sofa, Chairs, Tables, Dinette Set with 4 chairs; Art: "By the River" by W. Hines; Signed Oil on Canvas with Fishing Boats; Prints, Engravings and other Art.

Rugs, Kerman, Sarouk, Boukara. Decorative items including: Fabulous Gold Framed Mirrors, Many Lamps including Excellent Double Student Lamp with Caseo Glass Shades; Victorian Banquet Lamp; Santa Clara Pueblo Pottery; much Waterford; Lalique; Stouben; Baocarat; Royal Worcester Evoham Dinnerware Set w/ Serving pieces, Quimper; Uadro; Rosenthal; Royal Crown Derby figurines, Wedgewood; Denby Stoneware; Bohemian, Brilliant & other Cut Glass; Longaberger; Much CHRISTMAS & other holiday decorations Crafts & Jewelry making supplies...and so much more!  
**MANY WONDERFUL ITEMS FOR GIFT GIVING!!!**

ABSOLUTELY MUST See  
[www.estatesales.net](http://www.estatesales.net) for Complete Ad & Images!

Liquidating the finest homes in the Cleveland/Akron areas-

Vi & Susan  
216.513.3388 ~ 440.570.6506

Find Us At  
[www.facebook.com/akrondotcom](http://www.facebook.com/akrondotcom)

ware, pottery, some jewelry, Wood working power & hand tools, Craftsman

D arc welder, grinders, g splitter, tool boxes, lacers, shop vac, dog crates. 2 Christmas trees, decorations, dishes, games & puzzles, mason jars and canning supplies, health aids, women's clothing, military uniform, patio furniture, birdbath.

For more info and pictures go to [estatesales.net](http://estatesales.net)

Cash and Check only.  
Sale day phone 330-697-9839

J & K LIQUIDATIONS  
ESTATE SALES  
(serving our clients and customers since 1985)  
Friday, Saturday, Sunday  
Nov. 21-22-23  
9:00AM-5:00PM

2780 Fallen Log Lane  
Akron 44333

This large house located in Lake of the Woods contains: crocks, Phelps mugs, lots of cast iron, Hadley dishes, Franciscan Apple Blossom, old wicker furniture, parlor table set, enamelware, brass flatware, Lu Ray, elegant Christmas Hoosier cabinet, vintage linens, designer clothes, tons of books, records, early 1900's Singer sewing machines, primitives, antique furniture, 5hp wood-chipper, tools, several old desks, quilts, secretary, collectible plates.

CASH ONLY! All must go!  
Sale Day Phone  
(Mandys Cell) 330-283-0364  
For pictures visit:  
[estatesales.net](http://estatesales.net) or  
[estatesale.com](http://estatesale.com)

### GARAGEYARD SALES

Pollywogs To Frogs Huge  
Consignment Sale for baby thru teens.  
St. Thomas Banquet Hall  
555 S. Cleve-Mass. Road.  
Thurs./Fri. November 20-21  
2pm-7pm  
Saturday, November 22  
9am-5pm.  
[www.pollywogstofrogs.com](http://www.pollywogstofrogs.com)

4139 High St. Richfield: Saturday,  
November 22nd, 9:00am-3:00pm.  
Refrigerator, dressers, tools, miscel-

### ANTIQUES/COLLECTIBLES

GRISTMILL ANTIQUES  
(Formerly Red Door Antiques)  
516 Redwood St. Beach City  
Buy and Appraise, single items or entire estates purchased.  
Also conduct estates and/or tag sales. Call Jack 330-607-1177 or The Mill 330-756-4802.

### BUSINESS OPPORTUNITIES

UNIQUE OPPORTUNITY  
for a Retired Police/Inst Teacher  
A Fun, Small Business to Own!  
Call 330-328-6107

### CEMETERY LOTS

Burial Plot in Prominent Spot near  
entrance Rose Hill Cemetery, Section  
28. \$1,250. Call 330-745-9519

### FIREWOOD

West Akron Firewood  
Well Seasoned We Deliver. Best  
Pricing. Lic# 14-506 Call Mark  
330-242-6616

## Richfield Coin & Collectibles, Inc.

Serving  
the Area  
for 33  
Years!

Estates ~ Appraisals ~ Jewelry

Known for Paying Top Dollar  
on Gold/Silver/Coins, Estate Jewelry

BUYING SCRAP GOLD / STERLING

Antiques - Jewelry - Furniture - Artwork & More!

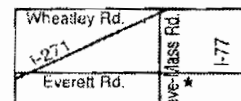
### Metals Stabilize as High Demand for Silver Continues.

As Metals hold at their lowest point in six years, the demand for metals has picked up. Keeping silver in stock has been a problem. Better date coins have shown plus signs. Antiques and regular collectibles are a tough sell.

2409 Cleve-Mass. Rd (Old Rt. 21) in the plaza near Everett Rd.  
(Bordering Bath & Richfield) Open Daily 10-5:30 Sat. 11  
330-659-0411 Visit our website: [RichfieldCoin.co](http://RichfieldCoin.co)

Be a Wise  
Seller.

Member of  
ANA & GIA  
Full Security  
22 Years



CALL TEXT 330-659-0411  
1 hour \$50; 2 hour \$90;  
90 minutes \$70

In-home training. Personal training at your home. All come. 1st workout free. 330-4 ask for Josh.

### MEDICAL SUPPLIES

Highest quality Power Chair. 300lb capacity. Senior mobility. Purchase new \$4,800/ Asking \$2,400. Excellent Condition.  
Larry 330-794-7900

### MISC. FOR SALE

MARY KAY  
Business Luggage & Beauty Coats  
Large Wheeled Cosmo Carrier \$  
Color Slip-on case \$30; Business or  
new bag \$10; Small rolling tote  
accessory case \$25; 2 Beauty Co  
(black \$20 & platinum \$10).  
\$130/ALL. (+free business supplies)  
330-329-4497

Wood burning fireplace (Tim  
Eze) w/9-ft of Inpie wall flue &  
matching venting pieces - \$9  
Call Jason 330 289-5052

Follow  Share 

## THIS WEEK

1  
Page Line

41  
Post Reach

UNREAD

## 1 Notification

## 0 Messages

## Recent

• *Chlorophyll*

234

2011

## Next

See Your Ad Here

## PEOPLE

3

 Status  Photo / Video  Offer, Event +



What have you been up to?



**Village of Peninsula**

Figure 1. *Chlamydia trachomatis* serotypes and associated diseases.

Village of Peninsula Planning Commission will meet Tuesday, November 25th at 5:30 pm at the Village Hall. A Public Meeting will take place regarding the US EPA Brownfields Cleanup Grant application at 6:00 pm. at the Village Hall. Please try to attend. Your contribution and comments are welcomed.

★★★★

392 张恩

225 頁

## Promote Your Page

Reach up to 88,000 people near Peninsula

**Promote Page**

## ABOUT

2

## Boost Post

**Attachment F**  
**Draft Analysis of Brownfields Cleanup Alternatives (ABCA)**



## Introduction and Background

The Players Barn is located at 1039 Streetsboro Road in Peninsula, Ohio 44264. The Players Barn was built in 1910 and remodeled with an addition in 1952. The Property includes one (1) above ground structure comprised of two (2) sections, a historic barn and the 1952 addition. The barn portion consists of a board and plank barn and the addition was renovated to accommodate a wide variety of building uses. The building was primarily used as a small classroom/meeting room and a small recording studio. The building was also used historically as a fine arts center and an antique emporium. No previous cleanup/remediation has been conducted at the Property. The project goal is to restore the Players Barn to its original configuration for use as a barn by the National Park System.

## Asbestos Inspection Report

In 2009, the Ohio Environmental Protection Agency (Ohio EPA) Division of Emergency and Remedial Response (DERR) hired Tetra Tech EM Inc. (Tetra Tech) to perform an asbestos inspection of the building known as the Peninsula Players Barn located in Peninsula, Summit County, Ohio. The inspection consisted of identifying homogeneous areas of suspect Asbestos Contain Building Materials (ACBM), collecting bulk samples, and quantifying suspect ACBM for each homogeneous area. Suspect ACBM observed included ceiling tile and mastic, plaster, wallboard, wallboard tape, wallboard mud, and cement board (transite). Samples of suspect ACBM were submitted to EMSL Analytical (EMSL) located in Indianapolis, Indiana for bulk analysis via EPA 600/R-93/116 method using Polarized Light Microscopy (PLM). According to Tetra Tech's findings, the Players Barn has 4,173 square feet of "cement board" that is asbestos containing material (ACM) and six (6) fire doors that are presumed ACM (PACM).

On March 17, 2014, Partners and a qualified ACM abatement contractor conduct a site visit to field verify the findings presented in Tetra Tech's report. The results of Partners site visit confirmed the transite and fire door quantities. Upon review of Tetra Tech's report, drywall joint compound was found to have less than 1% asbestos, but point count methods were not used to test actual asbestos quantities. According to the Ohio EPA regulations, ACM is defined as contain greater than 1% asbestos. The Ohio Department of Health (ODH) regulates material as ACM if it contains more than 1% asbestos. The materials found to contain less than 1% or trace amounts of asbestos of 1% or less may not be considered ACM for abatement purposes, but do require notification to workers to ensure proper methods for managing trace asbestos materials. For materials to be defined as containing less than 1% asbestos, point count analysis must be performed to show the quantitation of asbestos in a sample. Due to this condition, Partners submitted three (3) homogeneous drywall/joint compound samples to EMSL for analysis by PLM. Point counting methods were employed on joint compound materials that were identified to contain less than 1% asbestos by PLM. Based on Partners testing and quantifications, approximately 14,000 square feet of drywall/joint compound contains trace amounts of asbestos. Six (6) windows containing ACM were also observed by Partners.



**Partners Environmental Consulting, Inc.**

Corporate Office: 31100 Solon Road, Suite G • Solon, Ohio 44139 • phone: (440) 248.6005 • fax: (440) 248.6374



### **Applicable Regulations and Cleanup Standards**

All ACM abatement work will be performed by a licensed asbestos contractor in a professional manner and in compliance with all current laws, regulations, and other legal requirements governing the removal, disposal, and transportation of asbestos containing materials, including but not limited to the National Emissions Standards for Hazardous Air Pollutants (NESHAP), and all applicable asbestos regulations promulgated by the US EPA, Occupational Safety and Health Administration (OSHA), US Department of Transportation (US DOT), Ohio EPA, Ohio Department of Transportation (ODOT), Ohio Department of Health (ODH), and those other designated state and local agencies authorized to enforce federal rules and regulations.

Oversight of the asbestos contractor by a qualified asbestos hazard evaluation specialist (AHES) will be conducted to ensure all applicable regulations are being followed and to conduct full visual inspections of asbestos abatement work areas. Following visual inspection, clearance testing will be conducted so that work areas can be deemed clear. Clearance samples must be analyzed under methods required by the National Institute for Occupational Safety and Health (NIOSH) #7400 and must show less than 0.01 fibers/cc of asbestos in work area air.

### **Evaluation of Cleanup Alternatives and Costs**

To address contamination at the Property, three (3) different alternatives were considered, including Alternative #1: no Action, Alternative #2: ACM Only Removal, and Alternative #3: Complete ACM and Trace Asbestos Removal.

#### **Alternative #1 – No Action**

With this alternative, the Village would take no action to remediate the Property.

1. Effectiveness – The No Action alternative would not facilitate the planned re-use of the Property.
2. Implementability – This alternative is implementable, but would require OSHA notifications to workers.
3. Cost – There would be no cost for the No Action alternative, other than current costs associated with site security.

#### **Alternative #2 – ACM and PACM Removal**

With this alternative, the Village would contract to have the ACM and PACM removed from the structure. Although this alternative would assist the Village in its plan to transform the Players Barn back to use as a regular barn, there would still be a need for OSHA asbestos regulations to be imposed on future workers conducting renovation activities on the building. Specifically, notification to workers to employ proper work methods for handling materials with trace asbestos would be needed.

1. Effectiveness – This alternative would be effective at eliminating the ACM and PACM from the Players Barn.
2. Implementability – This alternative is implementable.
3. Cost – ACM Abatement Specification and removal of 4,300 square feet of transite paneling located behind the plaster walls six (6) PACM fires doors, and six (6) ACM windows would cost approximately \$48,000.

December 2, 2014

**Alternative #3 –ACM, PACM Removal and Removal of Materials with Trace Amounts of Asbestos**

With this alternative, the Village would contract to have the ACM and materials with trace amounts of asbestos removed from the structure. This alternative would allow for planned use of the Property as a barn while eliminating the need for ACM regulations to be imposed on future workers conducting renovation activities on the building.

1. Effectiveness – This alternative would render the Players Barn safe for its intended future use.
2. Implementability – This alternative is implementable.
3. Cost – ACM Abatement Specification and removal of 4,300 square feet of transite paneling located behind the plaster walls, six (6) PACM fires doors, six (6) ACM windows, and 14,000 square feet of plaster from walls and ceilings containing trace amounts of asbestos would cost approximately \$118,000.

**Cleanup Alternatives Cost Table**

Cleanup Alternative	ACM Abatement Specifications	ACM Abatement Contractor	Oversight and Clearance Testing	Total
Alternative #1	\$0	\$0	\$0	\$0
Alternative #2	\$7,500	\$30,500	\$10,000	\$48,000
Alternative #3	\$7,500	\$95,500	\$15,000	\$118,000

**Recommendation**

Based on project size, time, cost, intended future Property use and planned construction/end use requirements, Alternative #1 - No Action method was deemed inappropriate because it would thwart the intended re-use of the Property. Alternative #2 – Removal of ACM Only was deemed inappropriate because trace asbestos would remain and require future work to be conducted by qualified workers in accordance with OSHA regulations.

Based on the evaluation criteria, Alternative #3 - ACM Removal and Removal of Materials with Trace Amounts of Asbestos would facilitate the planned use of the Property without future workers being subject to regulatory obligations.

**Attachment G**  
**Documentation of Non-Profit Status**

Not Applicable

**Attachment H**  
**Documentation of Applicant Eligibility if Other Than City County,**  
**State or Tribe**

Not Applicable

**Attachment I**  
**Justification of Cleanup Cost-Share Waiver**

Not applicable.

**Attachment J**  
**Property-Specific Determination Request**



AGENCY

UNITED STATES ENVIRONMENTAL PROTECTION

REGION 5

77 WEST JACKSON BOULEVARD

CHICAGO, ILLINOIS 60604

November 6, 2014

Sylvia Chinn-Levy  
Northeast Ohio Four County Regional Planning Agency (NEFCO)  
175 South Main Street, Rm 211  
Akron, Ohio 44308

Re: Eligibility Determination for the Players Barn, Peninsula, Ohio

Dear Sylvia:

I have reviewed the Eligibility Determination for the Players Barn Site, located at 1039 Main Street, Peninsula, Ohio. Based upon the information provided, the subject site meets the definition of a Brownfield as defined in the Comprehensive Environmental Response, Compensation, and Liability Relief Act (CERCLA) Section 104(k). Also, assuming that the information provided is correct NEFCO is not a Potentially Responsible Party (PRP) as defined in CERCLA Section 107. Therefore, NEFCO is approved to produce an Analysis of Brownfields Cleanup Alternatives (ABCA) for the site using USEPA Brownfields Assessment Cooperative Agreement BF 00E01085.

If you have any questions or comments regarding this determination, please feel free to contact me.

Sincerely,

Karla Auker

Karla Auker  
Project Officer/ Project Manager  
U.S. EPA Region V  
25089 Center Ridge Road  
Westlake, Ohio 44145

**Attachment K**  
**Petroleum Eligibility Determination Information**

Not Applicable